

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Indianapolis

State: IN

PJ's Total HOME Allocation Received: \$74,478,947

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
<div>Program Progress:</div> <div>PJs in State: 12</div>							
% of Funds Committed	91.09 %	91.58 %	9	90.66 %	56	57	
% of Funds Disbursed	90.83 %	88.00 %	5	81.06 %	89	90	
Leveraging Ratio for Rental Activities	2.27	2.94	8	4.62	20	30	
% of Completed Rental Disbursements to All Rental Commitments***	91.42 %	91.32 %	10	81.27 %	58	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.49 %	87.76 %	3	68.23 %	95	91	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	83.45 %	81.99 %	6	79.86 %	62	49	
% of 0-30% AMI Renters to All Renters***	49.33 %	47.59 %	6	44.82 %	62	58	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	99.90 %	98.66 %	3	94.65 %	84	63	
<div>Overall Ranking:</div> <div>In State: 7 / 12</div> <div>Nationally: 76</div> <div>75</div>							
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$16,323	\$18,174		\$25,419	1,952 Units	53.80 %	
Homebuyer Unit	\$17,032	\$14,869		\$14,530	1,367 Units	37.70 %	
Homeowner-Rehab Unit	\$19,111	\$15,304		\$20,251	146 Units	4.00 %	
TBRA Unit	\$3,242	\$2,206		\$3,156	161 Units	4.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Indianapolis IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$53,314	\$45,633	\$37,973
State:*	\$63,989	\$74,000	\$19,532
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	24.2	44.0	30.1	24.2
Black/African American:	71.6	52.5	66.4	71.4
Asian:	0.3	0.3	0.0	0.0
American Indian/Alaska Native:	0.4	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.6
Black/African American and White:	0.2	0.4	0.0	0.6
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.1	0.0	0.0
Asian/Pacific Islander:	0.1	0.0	1.4	0.0

ETHNICITY:

Hispanic	3.0	2.1	2.1	3.1
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HOUSEHOLD SIZE:

1 Person:	43.5	37.6	27.4	34.2
2 Persons:	21.5	24.2	26.0	20.5
3 Persons:	18.2	17.6	19.2	14.3
4 Persons:	11.2	10.8	17.1	19.3
5 Persons:	3.8	5.9	6.2	9.9
6 Persons:	1.2	2.1	1.4	0.0
7 Persons:	0.5	1.5	0.7	1.2
8 or more Persons:	0.2	0.3	2.1	0.6

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.8	42.8	32.2	30.4
Elderly:	14.9	2.6	17.1	3.7
Related/Single Parent:	36.2	34.4	27.4	59.0
Related/Two Parent:	5.7	13.9	20.5	4.3
Other:	1.3	6.3	2.7	2.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.9	2.3 [#]
HOME TBRA:	2.9	
Other:	10.8	
No Assistance:	60.5	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Indianapolis State: IN Group Rank: 76
(Percentile)
State Rank: 7 / 12 PJs Overall Rank: 75
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	91.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	92.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.9	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.53	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

